

School Facility Evaluation Project  
Part I - Facility Profile and Summary

School Name:	Queensland Downs School			School Code:	9340	
Location:	199 Queen Charlotte Way S.E.			Facility Code:	1549	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary Board of Education #19			Contact Person:	Leanne Soligo	
				Telephone:	1-403-214-1123	
Grades:	K-6			School Capacity:	300	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1976	1	2824.70	Steel structure, flat roof brick and metal cladding.	Hot water Heating, Ventilation system.	
Additions/ Expansions	N/A			No additions.		
W:\_PD LHF\Blue\Phase II\Calgary School Dist. No. 19\Queensland Downs Elem\Queensland Down				Evaluator's Name:	R.J. Dickie	
				& Company:	The Cohos Evamy Partners	

Upgrading/ Modernization (identify whether minor or major)	N/A			No modernizations.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	Date not available	1	575	Attached, wood frame, flat roof, metal siding.		
Total Area			3399.7			
List of Reports/ Supplementary Information	Asbestos Materials Survey (Environmental Health Professionals Ltd.)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Provide barrier-free parking stall with sign.	\$750.00
2	Building Exterior	Replace two pairs of doors and metal siding.	\$39,000.00
3	Building Interior	Handicapped washroom and repair folding door. Replace existing chalk/tackboards with white/tackboards.	\$35,200.00
4	Mechanical Systems	Mechanical systems are in good condition requiring only minimal upgrades.	\$177,500.00
5	Electrical Systems	Systems are in good condition with only minor upgrades required.	\$36,000.00
6	Portable Buildings	Repair roof leaks and replace furnaces.	\$51,500.00
7	Space Adequacy:		
	7.1 Classrooms	Excessive.	334.2
	7.2 Science Rooms/Labs	Adequate.	23.5
	7.3 Ancillary Areas	Excessive.	202.3
	7.4 Gymnasium	Excessive.	100.7
	7.5 Library/Resource Areas	Excessive.	46.7
	7.6 Administration/Staff Areas	Excessive.	37.9
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	168.4
	Overall School Conditions & Estim. Costs	Total surplus/deficiency	913.7
			\$339,950.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	N/A	9.21 acres shared with Wilma Hansen Jr. High School.	
1.1.2	Outdoor athletic areas.	4	3 Baseball diamonds and 2 Soccer fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Wood and steel playground equipment (climbing/slides) c/w pressure treated wood boarder with washed pea gravel base.	
1.1.4	Site landscaping.	4	Large mature trees and shrubs with grass to playing fields.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Flag pole (painted steel), bike racks (painted steel), Cedar trimmed garbage containers and benches. Chain link fencing.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Grades slope away from the building	
1.1.7	Evidence of sub-soil problems.	4	No Concerns	
1.1.8	Safety and security concerns due to site conditions.	4	No Concerns	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	One vehicle entrance off of the lane. Two pedestrian access points. No concerns.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving in good to fair condition, patching or resurfacing will be required in 6-8 years.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	No bus drop-off lane. Buses drop off on the street.	
1.2.4	Fire vehicle access.	5	Fire truck access to all 4 sides.	
1.2.5	Signage.	4	Signage at main entrance.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	30 stalls, no dedicated handicapped stall. <b>Add handicapped parking sign.</b>	\$750.00
1.3.2	Layout and safety of parking lots.	4	No Concerns	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt, no concerns.	
1.3.4	Layout and safety of sidewalks.	4	No Concerns	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and red shale, no concerns.	
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cut at street, but there is a ramp at the main entrance.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			<b>\$750.00</b>

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	FI		Slab settlement at the front entrance of approximately 20mm across the width of the doors. It has not affected the operation of the doors and only minor cracking is apparent in this location. Further investigation and observation should take place before any remedial work.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No evidence of differential movement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		OWSJ and metal decking. No evidence of movement.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	<u>Description/Condition/Age</u>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.		No signs of roof leaks to the main school. However, a Roofing Inspection is recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Ladder from storage.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof, no problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3		Brick veneer to lower portion with 75mm deep metal siding (vertical & horizontal) above. The brick and metal siding is in very good condition, except the metal siding is riddled with ball marks on the north face of the gym. Replace metal siding with new heavier gauge product.	\$35,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Painted plywood in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No evidence of building envelope problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage to City storm water system. No concerns	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of building envelope problems.	
Other		3		Allowances have been made in Section 4 and 5 for architectural costs associated with recommended mechanical and electrical revisions.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Hollow metal doors in metal frames in good condition except for the north facing gym exit doors which are covered in ball dents. <b>Replace doors.</b>	\$4,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		Good condition	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5		Good condition	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5		Aluminum in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Good condition	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No evidence of building envelope problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$39,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Painted concrete block to core washroom area and vinyl coated drywall to the balance, all in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.		See comments under 2.1.1.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4		Quarry tile at entrances, VAT tile at corridors and administration, carpet to classrooms all in good condition.	
3.2.2	Wall materials and finishes.	4		Painted concrete block to core washroom area and vinyl coated drywall to the balance, all in good condition.	
3.2.3	Ceiling materials and finishes.	4		2x4 suspended acoustic tile ceilings, one open classroom has painted exposed OWSJ with metal decking and bulkheads covered with heavy sprayed fiber.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4		Solid core birch plywood doors (brown stain) in demountable door frames and hollow metal at concrete block walls, all in good condition.	
3.2.5	Millwork	4		Birch plywood stain finish in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Replace existing chalk-tackboards with white/tackboards.	\$13,200.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4 3		Large gymnasium with full basketball court and 2 small courts, badminton nets, climbing wall and projection screen all in good condition. Folding wall in gymnasium is in poor condition with damaged vinyl. Repair vinyl skin.	\$2,000.00
3.2.8	Washroom materials and finishes.	4		Painted concrete block walls, quarry tile floor and 2x4 acoustic tile ceiling, all in good condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
		F.I.		A Building Code Review is recommended.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		45min. Walls and 20 min. doors.	
3.3.4	Exiting distances and access to exits.	4		Distance and access meet ABC 1997.	
3.3.5	Barrier-free access.	3		The building has barrier free access. <b>No barrier-free washroom, add facilities.</b>	\$20,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		The asbestos report was not available on site.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)				
Other					
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$35,200.00</b>

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Site drains well no ponding complaints.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs around perimeter of building.	
4.1.3	Outside storage tanks.	N/A		None.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant on street, no siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	2		Hoses and standpipe throughout building should have a complete automatic sprinkler system installed.	\$75,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers are installed throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		Adequate for existing use.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Adequate for existing use.	
4.3.4	Piping and fittings.	4		Adequate for existing use and in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Fixtures are of original building construction and will require upgrade as they are starting to be more maintenance intensive redundant fixtures should be removed.	\$50,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Existing A O Smith water heater is original building and will need replacement.	\$2,500.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Adequate for existing use.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		2- Bryan CL-180-W provide heating units are of ample capacity and are in good condition.	
4.4.2	Heating controls (including use of current energy management technology).	4		Honeywell automation system. In good condition.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Meets current regulations and in good condition.	
4.4.4	Treatment of water used in heating systems.	4		Treatment program being carried out.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate for existing use.	
4.4.6	Heating air filtration systems and filters.	4		2 inch media filters are installed and are working well.	
4.4.7	Heating humidification systems and components.	2		Spray humidifiers in all air handlers should be modified to ASHRAE IAQ standards.	\$50,000.00



Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		In good shape and working well.	
4.4.9	Heating piping, valve and/or duct insulation.	4		In good shape and working well.	
4.4.10	Heat exchangers.	N/A		None.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		In good shape and working well.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		In good shape and working well.	
4.4.13	Zone/unit heaters and controls.	4		In good shape and working well.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		In good shape and working well units are of large enough capacity for existing loads.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears to have adequate capacity 10-15 cfm per student.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears to have adequate capacity.	
4.5.4	Exhaust systems capacity and condition.	4		Appears to have adequate capacity for intended use.	
4.5.5	Separation of out flow from air intakes.	4		There is no cross-contamination visible.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		In good shape and working well.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Systems for school, gymnasium, and drama room are adequate and meet loads.	
4.5.8	Air filtration systems and filters.	4		2 inch throw away filters.	
4.5.9	Humidification system and components.	2		Evaporative humidification requires upgrade to ASHRAE IAQ standards. See 4.4.7.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		In good condition and working well.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		Dx refrigeration system provides full cooling to school.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Part of ventilation systems.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Controlled by BMS system.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		None.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Honeywell building automation system controls school and is working well.	
Overall Mech Systems Condition & Estim. Costs					\$177,500.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1000A 120/208 Volt Service. 96 KVA Demand Westing house Breakers in CEB switchboard Underground Service from padmount Transformer		
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	Wall packs and vandal-proof incandescent fixtures		
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	One for each Parking Stall, 30 total. Require new receptacles/boxes/coverplates.		\$1,000.00
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		120 Volt fire alarm system, pullstations and bells Smoke alarms for hold open devices on doors.	\$25,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery Pack and remote heads Adequate for building	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Adequate exit lights.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3		None on main service	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4 3		Panels are in good condition, CEB, Adequate Space. Westinghouse Novaline panels in portables.	\$5,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	4		Specification Grade Receptacles. Condition Good	
5.3.5	Motor controls.	4		Local Allen Bradley motor starters in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		Classrooms - 2 lamp 1 by 4 TBAR fluorescent. 60 FC. Hallways - 1 by 4 TBAR fluorescents 20FC. Gymnasium - 400 W Metal Halide Fixtures. 20FC. Library 1 by 4 suspended wraparound fluorescent. 45FC. Lunch Study room 1 by 4 TBAR fluorescent fixtures. 50FC.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		May contain PCB Ballasts	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		None	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Meridian Norstar System mounted in basement storage room of gymnasium.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		P.A. System Bogan. Telephone intercom system. Gymnasium sound system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5 Cabling Fibre into school	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Installed in conduit Data installed in classrooms.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Data equipment installed in library storage room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for Computer equipment Local Receptacles for classroom computers.	
Other					



Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		Intrusion alarm system installed.	
5.6.3	Master clock system (if applicable).	4		Telequartz master time/program system.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
Overall Elect. Systems Condition & Estim Costs					\$36,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Good condition.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Staff noted roof leaks at the corridor between school and portables.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding in good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	North set of exit stairs are precast concrete set directly on grade, when ground freezes the stairs rise and cause the exit doors to bind. <b>Remove stair, lower the grade by 50mm and replace stair.</b>	\$1,500.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	No concerns.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	No concerns.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No concerns.	
6.1.8	Heating system.	3	Should be replaced. Furnaces have limited outside air capacity.	\$50,000.00
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	4	Surface mounted fluorescents, 100A panel, fire alarm devices.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No concerns.	
6.1.12	Barrier-free access.	4	Barrier free access from school only, exterior entrances have stairs.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$51,500.00</b>

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	13	varies	974.2	8	80	640	334.2	
7.2	Science Rooms/Labs	1	99.7 18.8	118.5	1	95	95	23.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	54.1 35.4 83.7 249.1	422.3	1 2	130 90	220	202.3	Includes Lunch/Study room.
7.4	Gymnasium (incl. gym storage)	1	448.1 27.6	475.7	1	250 25	375	100.7	
7.5	Library/Resource Areas	1	206.7	206.7	1	140	160	46.7	
7.6	Administration/Staff, Physical Education, Storage Areas			385.9		247 50 51	348	37.9	
7.7	CTS Areas							0	
	7.7.1 Business Education							0	
	7.7.2 Home Economics							0	
	7.7.3 Industrial Arts							0	
	7.7.4 Other CTS Programs							0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			816.4		365 175 72 36	648	168.4	
	<b>Overall Space Adequacy Assessment</b>	20		3399.7	14		2486	913.7	

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